



**GRASSROOTS**  
REALTY GROUP

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274133 Range Rd. 252  
Rural Rocky View County, Alberta

MLS # A2255334



**\$3,500,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Cur. Use:</b> | Agricultural, Cattle, Horses, Pasture, Poultry                           |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 2,268 sq.ft.   | <b>Age:</b>   | 1984 (41 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached                               |               |                   |
| <b>Lot Size:</b> | 203.12 Acres   |               |                   |
| <b>Lot Feat:</b> | Farm, Landscaped, Lawn, Many Trees, Meadow, Native Plants, Pasture, Priv |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas   | <b>Water:</b>     | Well   |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank  | <b>Sewer:</b>     | Septic Field, Septic Tank                              |
| <b>Roof:</b>       | Asphalt  | <b>Near Town:</b> | Beiseker   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | 27-27-25-W4  |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | Ag-Gen   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Electricity Paid For, Natural Gas Connected, Heating P |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |  |
| <b>Major Use:</b>  | Equestrian, Grain, Greenhouse, Hay, Market Gardening, Nursery, Pasture   |                   |  |

A River Runs Through this 203-acre SHOW PLACE farm in the Beiseker area, 38 minutes from Airdrie or Cross iron Mall. The land is ORGANIC (not certified) as no chemicals have been used for over 30 years. There are basically two sites. The Farm Site is supported by its own 15 GPM well, has its own Electrical Transformer, corrals with Cattle handling chutes, two waterers, a 24' x 48' metal clad Cow/Hay shelter, small Barn with Maternity Pen and a Pump House. Privacy provided by a Command Security Gate. Down the long tree lined lane towards the River is the PRINCIPAL RESIDENCE, which is a scenic gem, landscaped with extensive lawns and TREES, overlooking the Rosebud River westward to the Rockies (yes, you can see them on a clear day) To the south the Rosebud meanders diagonally throughout the quarter (no parcel out). The main floor of the beautifully upgraded 2,268 sq. ft. WALKOUT BUNGALOW with wraparound deck features a large country kitchen and a sunny kitchen nook with access to the deck and charming, landscaped PATIO. A warm and inviting OPEN BEAM living room featuring large view windows and a feature wood stove adjoin a formal dining room. The primary ensuite is upgraded, as is the main bath. Two additional bedrooms and the laundry complete the main floor. An attached oversized two car garage is accessed from the laundry via a huge mudroom. The large, finished basement living room area features large view windows. The ambiance is enhanced by a natural rock wall and second wood burning stove. Two additional bedrooms, a four-piece bath, ample storage room and a large games room with access to the covered patio completes the lower level. The NEW WELL at 10 GPM and natural gas GENERAC GENERATOR give security to the Residence and outbuildings. A large GARDEN, pens for dogs, chickens

and goats. There is a spacious Workshop and the 36' x 48' metal FARM EQUIPMENT STORAGE BUILDING with 20' x 14' door and man door, featuring a pony wall and roof trusses at 2' spacing. Behind the hedge is a round pen, an outdoor riding arena and one of the two waterers. There's more, but let's end with the fact water irrigation rights can be applied for at the Western Irrigation District in Strathmore.